

U n i o n T o w n s h i p

M a y 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assess- ment	SP:AV
1	255 Tucker Avenue	OneFloor	1	1.0	13	\$71,900	\$71,900	\$71,900	100.00%	\$12,500	5.75
2	293 Oregon Street	Bungalow	2	1.0	49	\$48,900	\$48,900	\$90,000	184.05%	\$30,100	2.99
3	172 Burkley Pace	Ranch	2	1.0	14	\$130,000	\$130,000	\$94,000	72.31%	\$11,500	8.17
4	13 B Bashford Avenue	OneFloor	1	1.0	64	\$128,888	\$128,888	\$125,000	96.98%	\$19,400	6.44
5	1512 Elaine Terrace	CapeCod	3	2.0	128	\$195,000	\$195,000	\$189,000	96.92%	\$44,200	4.28
6	1598 Van Ness Terrace	CapeCod	4	2.1	33	\$189,000	\$189,000	\$200,000	105.82%	\$50,100	3.99
7	945 Braun Terrace	CapeCod	3	1.0	204	\$230,000	\$209,900	\$206,000	98.14%	\$43,400	4.75
8	450 Colonial Avenue	Colonial	3	1.0	35	\$199,000	\$199,000	\$218,000	109.55%	\$47,900	4.55
9	563 Salem Road	CapeCod	3	1.1	13	\$230,000	\$230,000	\$230,000	100.00%	\$51,800	4.44
10	2676 Killian Place	Colonial	2	1.0	5	\$243,000	\$243,000	\$240,000	98.77%	\$34,800	6.90
11	967 Abner Lane	SplitLev	2	1.1	144	\$299,995	\$269,000	\$248,000	92.19%	\$52,000	4.77
12	1960 Long Terrace	CapeCod	3	1.1	205	\$274,900	\$254,900	\$255,000	100.04%	\$39,900	6.39
13	2055 Balmoral Avenue	Colonial	3	1.1	93	\$259,900	\$259,900	\$258,000	99.27%	\$39,600	6.52
14	2734 Linwood Road	Bi-Level	4	1.1	37	\$259,900	\$255,000	\$258,000	101.18%	\$56,100	4.60
15	1315 Marcella Drive	Bi-Level	4	1.1	35	\$269,900	\$269,900	\$269,900	100.00%	\$51,400	5.25
16	2744 Killian Place	CapeCod	3	2.0	168	\$299,000	\$279,900	\$270,000	96.46%	\$43,400	6.22
17	507 Golf Terrace	Colonial	2	1.0	117	\$299,000	\$285,000	\$272,500	95.61%	\$35,300	7.72
18	1862 Vauxhall Road	CapeCod	3	2.0	91	\$299,000	\$290,000	\$282,500	97.41%	\$48,900	5.78
19	718 Roessner Drive	SplitLev	3	3.0	33	\$276,660	\$276,660	\$283,629	102.52%	\$57,600	4.92
20	1664 Kenneth Avenue	CapeCod	4	1.0	35	\$289,000	\$279,000	\$285,000	102.15%	\$40,500	7.04
21	2981 Aberdeen Road	CapeCod	3	2.0	153	\$330,000	\$290,000	\$290,000	100.00%	\$47,000	6.17
22	1213 Rony Road	CapeCod	3	2.0	31	\$299,900	\$299,900	\$290,000	96.70%	\$41,100	7.06
23	954 Floyd Terrace	CapeCod	4	2.0	40	\$309,900	\$309,900	\$292,500	94.39%	\$39,700	7.37
24	751 Roessner Drive	Ranch	2	1.1	6	\$299,900	\$299,900	\$299,900	100.00%	\$46,400	6.46
25	1578 Van Ness Terrace	CapeCod	4	2.0	10	\$260,000	\$260,000	\$300,000	115.38%	\$43,400	6.91
26	1255 Marcella Drive	Bi-Level	3	1.1	27	\$289,900	\$289,900	\$300,000	103.48%	\$52,200	5.75
27	162 Renner Avenue	CapeCod	4	1.0	14	\$299,999	\$299,999	\$300,000	100.00%	\$33,500	8.96
28	2632 Hawthorne Avenue	CapeCod	4	2.0	74	\$324,900	\$314,999	\$308,000	97.78%	\$46,000	6.70
29	349 Willow Drive	Colonial	3	1.1	10	\$316,500	\$316,500	\$312,500	98.74%	\$48,400	6.46
30	915 Redspire Drive	TwnIntUn	2	2.1	22	\$319,000	\$319,000	\$313,000	98.12%	\$41,900	7.47

U n i o n T o w n s h i p

M a y 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
31	1774 Columbia Terrace	SplitLev	3	2.0	101	\$309,900	\$309,900	\$315,000	101.65%	\$53,200	5.92
32	1387 Gustav Avenue	Bi-Level	3	2.0	85	\$319,000	\$319,000	\$319,000	100.00%	\$47,100	6.77
33	1721 Wolbert Terrace	SplitLev	3	1.1	8	\$329,900	\$329,900	\$325,000	98.51%	\$47,400	6.86
34	714 Greenwood Road	Colonial	3	1.1	0	\$334,900	\$334,900	\$329,000	98.24%	\$46,800	7.03
35	877 Douglas Terrace	SplitLev	3	2.1	184	\$342,900	\$339,000	\$330,000	97.35%	\$56,700	5.82
36	15 Station Square	TwnIntUn	2	3.0	40	\$355,000	\$349,900	\$330,000	94.31%	\$47,200	6.99
37	2790 Audrey Terrace	SplitLev	3	1.2	238	\$425,000	\$349,000	\$335,000	95.99%	\$51,400	6.52
38	436 Wallingford Terrace	CapeCod	4	2.0	17	\$349,999	\$349,999	\$355,000	101.43%	\$42,100	8.43
39	719 Colonial Arms Road	SplitLev	3	2.0	19	\$369,999	\$369,999	\$369,000	99.73%	\$46,900	7.87
40	786 Andover Road	SplitLev	3	1.1	26	\$369,900	\$369,900	\$370,000	100.03%	\$47,200	7.84
41	478 Thoreau Terrace	Colonial	3	2.0	22	\$385,000	\$385,000	\$372,000	96.62%	\$50,200	7.41
42	320 Stockton Road	SplitLev	3	1.0	19	\$389,500	\$389,500	\$375,000	96.28%	\$49,200	7.62
43	384 Sherwood Road	SplitLev	4	2.0	22	\$399,900	\$399,900	\$389,000	97.27%	\$56,900	6.84
44	340 Roseland Place	Colonial	4	2.1	13	\$399,900	\$399,900	\$405,000	101.28%	\$60,700	6.67
45	371 Minute Arms Road	Colonial	4	2.1	1	\$479,900	\$479,900	\$450,000	93.77%	\$72,400	6.22
46	262 Lansdowne Avenue	Colonial	5	4.0	111	\$529,000	\$529,000	\$490,000	92.63%	\$72,800	6.73
47	340 Cambridge Drive	Colonial	5	3.1	114	\$569,000	\$569,000	\$528,200	92.83%	\$71,600	7.38
					62	\$302,163	\$296,567	\$292,309	100.25%		6.38

ACTIVE Listings in Union Twp

Number of Units: 224
Average List Price: \$318,145
Average Days on Market: 73

"UNDER CONTRACT" Listings in Union Twp

Number of Units: 144
Average List Price: \$283,863
Average Days on Market: 75

Union Township 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	62	93	72	71	62								71
List Price	\$295,701	\$254,909	\$299,927	\$281,206	\$296,567								\$287,599
Sales Price	\$287,979	\$249,844	\$294,871	\$277,376	\$292,309								\$282,447
Sales Price as a % of List Price	97.48%	96.58%	98.44%	98.81%	100.25%								98.41%
Sales Price to Assessed Value	6.29	6.29	6.42	6.40	6.38								6.36
# Units Sold	43	37	59	45	47								231
Active Listings	167	180	179	198	224								190
Under Contracts	114	122	126	126	144								126

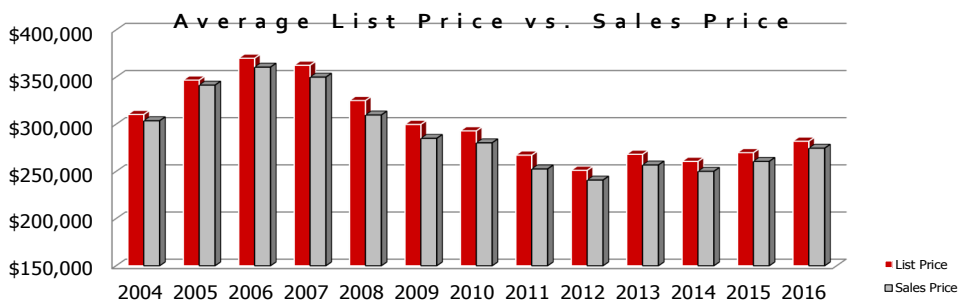
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	78	71	-8.21%
Sales Price	\$272,026	\$282,447	3.83%
Assessed Value to Sales Price	6.05	6.36	5.22%

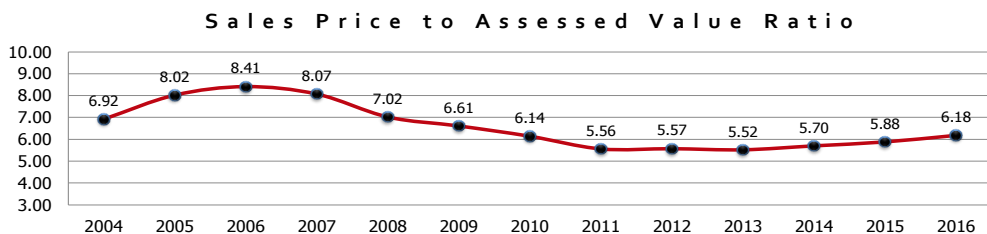


YTD	2016	2017	% Change
# Units Sold	195	231	18.46%
Active Listings	251	224	-10.76%
Under Contracts	154	144	-6.49%

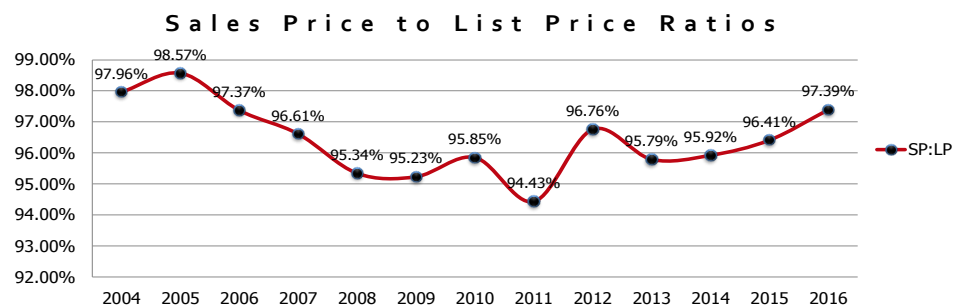
Union Township Yearly Market Trends



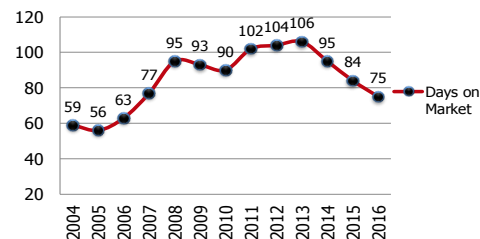
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$310,308	\$346,789	\$369,962	\$362,498	\$325,145	\$299,822	\$292,972	\$267,254	\$251,157	\$268,136	\$260,613	\$269,855	\$281,995
SP	\$303,720	\$341,506	\$360,550	\$349,956	\$309,811	\$285,061	\$280,310	\$252,621	\$240,834	\$256,828	\$250,107	\$260,660	\$274,628



Union Township Yearly Market Trends



Average Days on Market



Number of Units Sold

